Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/05 12:52 3 pgs
Fees:18.00 Taxes:629.00

20050609-0066074

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Marianne E Seckel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 2005

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marianne Seckel (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	MAP 147-2
4727 Luton Drive (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	PARCEL 47
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John M. Dement and wife, Maurine B. Dement

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marianne Seckel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 363 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, described as follows:

Beginning at a point in the southwesterly margin of Abbay Drive, at the corner of Lots 363 and 364; thence with the line between said lots, southwesterly 178.6 feet to a corner of Lot No. 365; thence with the line between Lots 363 and 365, southwesterly 97 feet to the line of Lot 395; thence along the line of said Lot and of Lot 396, southeasterly 94.4 feet to a corner of Lot 363; thence with the line between Lots 362 and 363, northeasterly 225.7 feet to the southwesterly margin of Abbay Drive; thence with the margin of the same, northwesterly 95 feet to the point of beginning.

Being the same property conveyed to John M. Dement and wife, Maurine B. Dement by deed dated 6/14/68 from Thomas Bennett McAlister and wife, Barbara H. McAlister of record in Book 4243, page 183, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 1788, page 108 and Book 3164, page 222, said Register's Office.

This conveyance is subject to any and all existing easements of record and to

CONTINUED

unimproved ( )
This is improved (X) property, known as 4727 Abbay Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s. this 3rd day of June, 2005

John M. Dement

John M. Dement

Maurine B. Dement

Maurine B. Dement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Dement and wife, Maurine B. Dement

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 2005.

Commission expires 11/26/05

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

all matters shown on the plan of record in Book 2900, page 131, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.